

Land Use Plan

Introduction

This chapter provides a guide for future development which balances the desire to protect and enhance the natural environment through “green” principles and sustainable development approaches with the need to create jobs and diversify the local economy. The Plan also places a significant emphasis on quality neighborhoods through guidelines for infill development, redevelopment and new development.

Guiding Principles

- Future development will emphasize storm water detention and flood control and or mitigation approaches which enhance environmental stewardship and natural resource preservation.
- Provide incentives for community economic generators east of I-635 and along I-35.
- Incentives for retail uses should be targeted to existing key intersections or activity centers on State Avenue and nodes east of I-635.
- New industrial, commercial and office development should use high quality and environmentally sustainable materials. Leadership in Energy and Environmental Design (LEED) compliant construction and National Association of Home Builders (NAHB) Green Building Council standards should be encouraged for all new construction. In addition, all new developments should strive to meet the Environmental Protection Agency (EPA) benchmarks for achieving an Energy Star Qualified rating for industrial, commercial and office buildings as well as single-family homes and multi-family residences.
- Protect established neighborhoods from incompatible development. New, infill and redevelopment should be compatible in terms of design, density, massing and scale to adjacent uses.
- Infill development and redevelopment should be well integrated with existing development and the natural environment.
- Restrict intrusion of intensive land uses within established residential areas. Intensive uses include businesses that generate excessive traffic, noise, noxious uses, outdoor storage, etc. These uses are the least compatible with residential areas and should be encouraged to locate in areas of the City where such uses already occur.
- Enhance neighborhood cultural amenities and resources; use these amenities as:
 - An opportunity to preserve, enhance and celebrate historic buildings, structures and sites.
 - A catalyst for development and reinvestment.
 - To reinforce and enhance neighborhood identity.
 - A source community pride.
- Walkability and access to transit should be a priority within all new development and redevelopment projects.

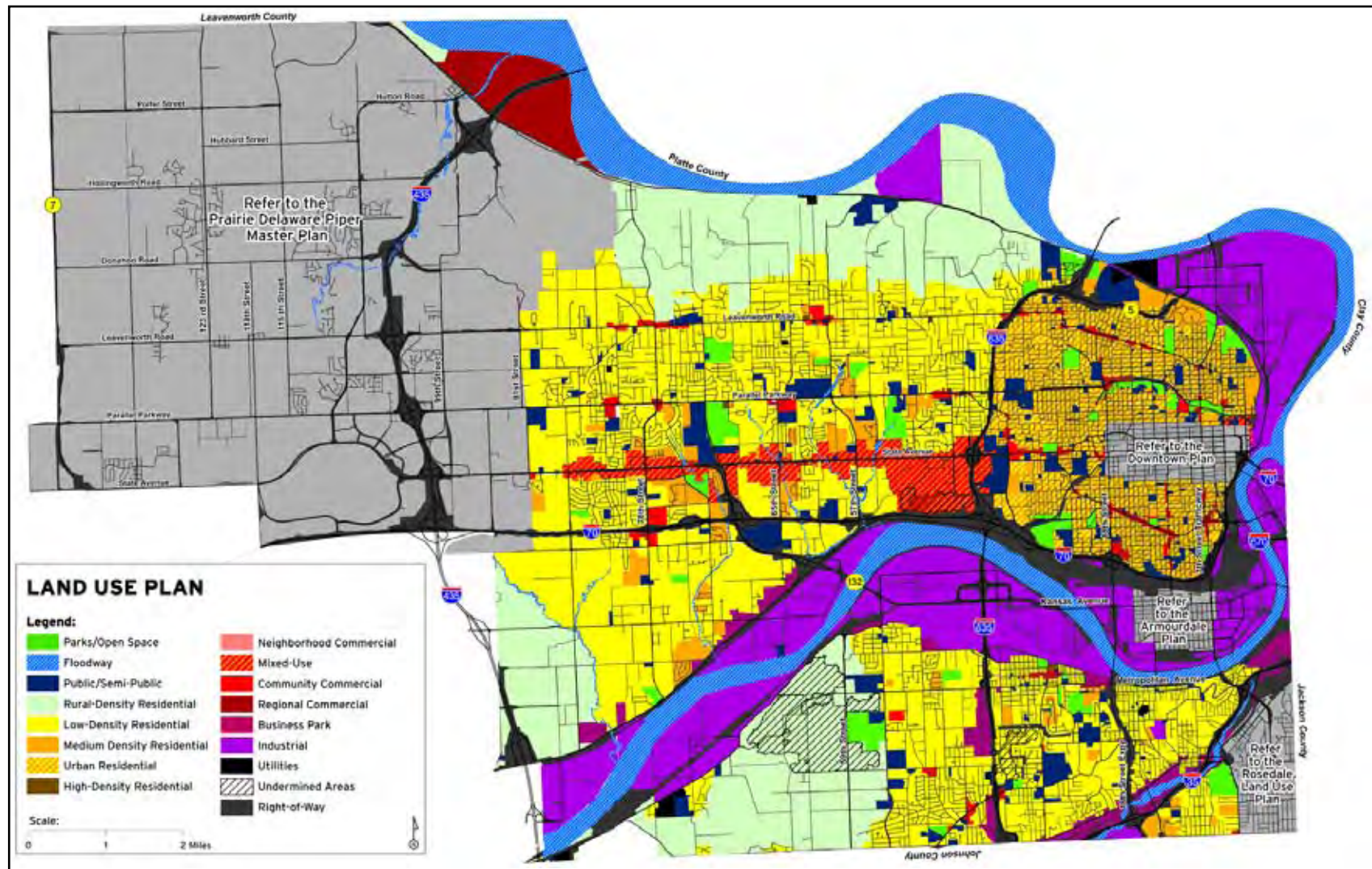


City-Wide Master Plan

Land Use Guide and Categories

The Land Use Guide (see below) and categories (described on the following pages) are intended to serve as a guide for future growth and development within the Unified Government of Kansas City, Kansas by outlining recommended uses and densities.

Exhibit 2: Land Use Guide



Parks and Open Space: These uses are intended to provide both passive and active recreational opportunities throughout the city.

- Allowed Uses:
 - Active and passive parks
 - Open space
 - Trails
- Discouraged Uses:
 - Heavy industrial uses
- Green Principles:
 - Parks and open space areas can serve to mitigate storm water run-off.
- Cultural Principles:
 - Each neighborhood should have access to a public park.



Floodway: These areas carry the runoff from the adjacent floodplain without causing the flood elevation to increase by 1 foot or more at any point along the basin.

- Allowed Uses:
 - Passive parks and open space
- Discouraged Uses:
 - Permanent structures should be prohibited within these areas. Significant disturbances or development would require construction of a levee and other improvements upon approval by the Army Corps of Engineers.
- Green Principles:
 - Preservation of key natural areas.
- Cultural Principles:
 - Waterways are an important part of the City's heritage.



Public/Semi-Public: These areas include publicly-owned or non-profit property. When these uses are sold, the City should carefully consider alternative uses for redevelopment.

- Allowed Uses:
 - Schools
 - Publicly-owned lands and buildings
 - Churches
 - Other non-for-profit owned land and buildings
- Discouraged Uses:
 - Adult-oriented businesses
 - Night clubs and bars selling alcohol
- Green Principles:
 - Public/Semi-Public uses are encouraged to adhere to the Plan's "green" principles including but not limited to:
 - Leadership in Energy and Environmental Design (LEED) compliant construction.
 - Energy Star qualified buildings.
- Cultural Principles:
 - Each neighborhood should have an institutional focal point.





Rural-Density Residential: These areas are comprised of agriculture, ranches and large lot residential development. Higher density residential development may occur within these areas with a shadow plat delineating future lots, road rights-of-way and utility easements.

- Allowed Uses:
 - Agriculture
 - Ranches
 - Large-lot single-family detached residences
 - Passive parks and open space
- Discouraged Uses:
 - All industrial uses
 - Business parks
 - Higher-density residential uses
- Required Infrastructure:
 - On-site septic systems (subject to inspection) allowed.
 - Within permanent large-lot subdivisions, internal roads with chip and seal treatments are allowed with engineered swails.
 - Within areas that will be sewered within the next 5 to 10 years, paved roads will be required with right-of-way dedicated for future curbs, gutters and sidewalks.
- Open Space:
 - None required; however, cluster developments have the option of preserving key environmental features in exchange for an increase in density within specified locations.
- Recommended Density:
 - Minimum of 1 dwelling unit per 3 acres
- Optional Densities:
 - Future suburban densities (2-5 dwelling units per acre) may be allowed when central sewer is available. These developments will be required to submit a shadow plat to delineate future lots, road rights-of-way and utility easements.
 - Within areas that are not likely to be sewered within the next 15 to 20 years, a cluster development option will be allowed to provide higher densities in exchange for open space and preservation of environmentally constrained areas such as riparian corridors, view corridors, etc. However, the net density overall may not exceed 1 dwelling unit per 3 acres.
- Green Principles:
 - Maximizes future investment in public infrastructure.
 - Incentives should be provided for:
 - Use of the NAHB National Green Building Standard.
 - Leadership in Energy and Environmental Design (LEED) for Homes qualified rating.
 - Energy Star qualified rating.
 - Use of rain gardens, rain barrels, cisterns, etc.
- Cultural Principles:
 - Balances rural character with future development needs.

Low-Density Residential: Allows single-family detached residential development. These uses are intended to meet a majority of the housing needs within the city.

- Allowed Uses:
 - Single-family detached residences
 - Institutional uses such as elementary and middle schools, small churches (less than 50,000 square feet), libraries, etc.
 - Parks, open space, etc.
- Discouraged Uses:
 - All industrial uses
 - Business parks
 - Adult-oriented businesses
 - Night clubs and bars with a majority of sales in alcohol
 - Medium and high-density residences
- Required Infrastructure:
 - Access to gravity sewer.
 - Paved internal roads with curb, gutter and a minimum 4-foot sidewalk on both sides of the road.
- Open Space:
 - A minimum of 15% not including environmental constraints such as floodplain, swales, steep slopes, etc.
- Recommended Density:
 - 3 to 5 dwelling units per acre
- Optional Densities:
 - Additional densities (up to 50%) may be allowed upon discretion from the City Planning Commission for developments that demonstrate exemplary design solutions including but not limited to traditional neighborhood design (TND) development with quality product types on small or narrow lots. Development areas with optional densities shall be zoned in a Planned District and must meet minimum design guidelines for mixed-use areas as outlined on pages 43-44.
- Green Principles:
 - Incentives should be provided for:
 - Use of the National Green Building Standard.
 - Leadership in Energy and Environmental Design (LEED) for Homes qualified rating.
 - Energy Star qualified rating.
 - Use of rain gardens, rain barrels, cisterns, etc.
- Cultural Principles:
 - Land use policies are geared to protect against industrial, commercial and multi-family encroachment into established single-family neighborhoods.
- Amenity Guidelines:
 - All new development, redevelopment and infill development projects must meet the minimum amenity guidelines outlined on page 42.





Medium-Density Residential: These uses are intended to provide for future housing needs through the construction of a wide variety of **attached** residential development.

- Allowed Uses:
 - Garden apartments
 - Attached residences including townhomes, duplexes, triplexes, fourplexes, etc.
 - Institutional uses such as elementary, middle and high schools, churches, libraries, etc.
 - Parks and open space
- Discouraged Uses:
 - All industrial uses
 - Business parks
 - Adult-oriented businesses
- Required Infrastructure:
 - Access to gravity sewer.
 - Access to a Class A, B or C thoroughfare or boulevard.
 - Minimum 8-foot sidewalk/trail along arterial road or 6-foot sidewalk/trail along collector road.
 - A traffic study will be required to determine access improvements such as turn lanes, intersection controls, etc.
- Open Space:
 - A minimum of 15% not including environmental constraints such as floodplain, swails, steep slopes, etc.
- Recommended Density:
 - 4 to 16 dwelling units per acre
- Green Principles:
 - Incentives should be provided for:
 - Use of the National Green Building Standard.
 - Leadership in Energy and Environmental Design (LEED) for Homes qualified rating.
 - Energy Star Qualified buildings and homes.
 - Bicycle and pedestrian connections to adjacent neighborhoods.
 - Enhanced pedestrian amenities including site furniture, trash receptacles, lighting, etc.
 - Integration of transit stops.
- Cultural Principles:
 - Provides multiple housing choices and price points
- Design Guidelines:
 - All developments must meet the minimum guidelines outlined on pages 45-46.
- Amenity Guidelines:
 - All new development projects must meet the minimum amenity guidelines outlined on page 42. Projects less than 50 dwelling units are not subject to these guidelines.

Urban Residential: Allows a mix of detached and attached residential development with a wide variety of densities within the urban core east of I-635.

- Allowed Uses:
 - Detached single-family residences
 - Attached residences including townhomes, duplexes, triplexes, fourplexes, etc.
 - Institutional uses such as elementary, middle and high schools, churches, libraries, etc.
 - Parks, plazas, courtyards and open space
- Discouraged Uses:
 - All industrial uses
 - Business parks
 - Drive-through restaurants
 - Car lots
 - Adult-oriented businesses
- Required Infrastructure:
 - Access to gravity sewer.
 - Paved internal roads with curb, gutter and a minimum 4-foot sidewalk on both sides of the road.
- Open Space:
 - None; however, when practical, parks, plazas and courtyards are encouraged within all infill and redevelopment projects.
- Recommended Density:
 - 6 to 12 dwelling units per acre
- Green Principles:
 - Incentives should be provided for:
 - Use of the National Green Building Standard.
 - Leadership in Energy and Environmental Design (LEED) for Homes qualified rating.
 - Energy Star qualified rating.
 - Pedestrian and bicycle friendly neighborhoods.
 - Transit oriented development.
- Cultural Principles:
 - Developments are required to transition in density away from established single-family neighborhoods.
 - The City will consider local tax incentives for historic preservation.
- Design Guidelines:
 - All new development, redevelopment and infill development must meet the minimum guidelines outlined on pages 45-46.
- Amenity Guidelines:
 - All new development, redevelopment and infill development projects must meet the minimum amenity guidelines outlined on page 42. Projects less than 50 dwelling units are not subject to these guidelines.





High-Density Residential: These uses are intended to provide for future housing needs through the construction of attached owner and renter occupied mid-rise and high-rise residential developments.

- Allowed Uses:
 - Mid-rise and high-rise apartment buildings and/or condominiums
 - Institutional uses such as elementary, middle and high schools, churches, libraries, etc.
 - Parks, plazas, courtyards and open space
- Discouraged Uses:
 - All industrial uses
 - Business parks
 - Single-family detached residences
- Required Infrastructure:
 - Access to gravity sewer.
 - Access to highway or a Class A or B thoroughfare or boulevard.
 - Minimum 8-foot sidewalk/trail.
- Open Space:
 - None; however, rooftop gardens, courtyards, plazas and other “people places” are encouraged.
- Recommended Density:
 - 16 dwelling units per acre and greater
- Green Principles:
 - High densities support mass transit.
 - Incentives should be provided for:
 - Use of National Association of Home Builders (NAHB) Green Standards.
 - Energy Star qualified buildings.
 - Green roofs and landscaped open and common spaces.
 - Bicycle and pedestrian connections to adjacent neighborhoods.
 - Enhanced pedestrian amenities including site furniture, trash receptacles, lighting, etc.
 - Transit oriented development (TOD).
- Cultural Principles:
 - Provides a distinctive housing choice
- Design Guidelines:
 - All developments must meet the minimum guidelines outlined on pages 45-46.
- Amenity Guidelines:
 - All new development projects must meet the minimum amenity guidelines outlined on page 42. Projects less than 50 dwelling units are not subject to these guidelines.

Rural Commercial: Allows limited commercial development to serve the needs of the rural population.

- Allowed Uses:
 - Agriculture
 - Ranches
 - Small-scale agribusiness
 - Nurseries
 - General merchandise stores
 - Roadside farmers markets
 - Service stations
- Discouraged Uses:
 - All non-agricultural industrial uses
 - Business parks
 - Multi-family residential uses
 - Higher-intensity commercial uses
- Required Infrastructure:
 - Access to sewer or on-site commercial septic system (subject to inspection).
 - Access to a Class A, B or C thoroughfare or boulevard.
- Design Guidelines:
 - All developments must meet the minimum guidelines outlined in the *Commercial Design Guidelines (Ordinance 0-50-06)*.
- Recommended Density:
 - Maximum Floor to Area Ratio: 0.10
 - Individual commercial uses should not exceed 15,000 square feet.
- Green Principles:
 - Incentives should be provided for:
 - Use and/or sale of locally grown or produced products.
 - Energy Star qualified buildings.
 - Use of Best Management Practices (BMPs) for storm water management for rural areas including but not limited to:
 - engineered swales.
 - edged gravel parking lots.
- Cultural Principles:
 - Incentives should be provided for:
 - Locally owned and operated businesses.





Neighborhood Commercial: Allows a wide-range of small-scale commercial and office development. Uses may include commercial retail, professional office and services.

- Allowed Uses:
 - Convenience retail uses such as banks, drug stores, service stations, etc.
 - Local sit-down restaurants
 - Small-scale professional and office services
- Discouraged Uses:
 - Industrial uses
 - Business parks
 - Adult-oriented businesses
 - Night clubs and bars selling only alcohol
 - Drive-through restaurants
 - Car lots
- Required Infrastructure:
 - Access to gravity sewer.
 - Access to a Class A, B or C thoroughfare.
 - A traffic study will be required to determine access improvements such as turn bays, intersection controls, etc.
 - Minimum 8-foot sidewalk/trail along a Class A or B thoroughfare or 6-foot sidewalk/trail along a Class C thoroughfare.
 - Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings.
- Design Guidelines:
 - All developments must meet the minimum guidelines outlined in the *Commercial Design Guidelines (Ordinance 0-50-06)*.
- Recommended Density:
 - Maximum Floor to Area Ratio: 0.20
 - Individual uses should be between 5,000 and 50,000 square feet.
- Green Principles:
 - Incentives should be provided for:
 - Leadership in Energy and Environmental Design (LEED) compliant construction.
 - Energy Star qualified buildings.
 - Bicycle and pedestrian connections to adjacent neighborhoods and developments.
 - Enhanced pedestrian amenities including site furniture, trash receptacles, lighting, etc.
 - Use of Best Management Practices (BMPs) for storm water management.
 - Shared parking (on-street parking should count towards requirement).
 - Integration of transit stops.
- Cultural Principles:
 - Incentives should be provided for:
 - Locally owned and operated businesses.
 - Reinforces and enhances existing or emerging neighborhood identity.
 - Neighborhood restaurants with common areas and outdoor seating.

Mixed-Use: Located at major arterial intersections and within traditional neighborhood design (TND) developments, these areas are ideal for integrating complimentary land uses such as retail, offices, small businesses and mixed-use residential.

- Allowed Uses:
 - Specialty retail
 - Sit-down restaurants
 - Convenience retail uses such as banks, drug stores, etc.
 - Professional and office services
 - Institutional uses such as churches, schools, libraries, etc.
 - Parks, plazas and open space
 - Mixed-density residential uses
- Discouraged Uses:
 - Industrial uses
 - Business parks
 - Drive-through restaurants
 - Car lots
- Required Infrastructure:
 - Access to gravity sewer.
 - Access to a Class A or B thoroughfare or boulevard.
 - Minimum 8-foot sidewalk/trail.
 - Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings.
 - A traffic study will be required to determine access improvements such as turn bays, intersection controls, etc.
- Design Guidelines:
 - All developments must meet the minimum mixed use guidelines outlined on page 43-44.
- Recommended Density:
 - No floor to area ratio restrictions; however, uses should have adequate parking that does not negatively impact adjacent neighborhoods.
 - Residential densities: 4 to 12 dwelling units per acre
- Green Principles:
 - Incentives should be provided for:
 - Leadership in Energy and Environmental Design (LEED) compliant construction and/or use of **National Association of Home Builders (NAHB)** Green Building Council Standards.
 - Energy Star qualified buildings.
 - Bicycle and pedestrian connections to adjacent neighborhoods and developments.
 - Enhanced pedestrian amenities including site furniture, trash receptacles, lighting, etc.
 - Use of Best Management Practices (BMPs) for storm water management.
 - Shared parking (on-street parking should count towards requirement).
 - Transit oriented development (TOD).
- Cultural Principles:
 - Incentives should be provided for:
 - Integration of a central gathering space and associated amenities.





Community Commercial: These uses are intended to provide goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses. Uses may also include small-scale commercial centers.

- Allowed Uses:
 - Grocery stores
 - Medium-sized (25,000 to 75,000 square feet) box stores
 - Commercial centers with sit-down restaurants, drive-through restaurants, banks, drug stores, service stations, convenience stores, auto-supply stores, general services, etc.
 - Car lots, auto body and repair shops and other auto-oriented uses are allowed but will be required to meet higher site design standards.
- Discouraged Uses:
 - Industrial uses
 - Business parks
- Required Infrastructure:
 - Access to gravity sewer.
 - Access to a Class A or B thoroughfare or boulevard.
 - A traffic study will be required to determine access improvements such as turn lanes, intersection controls, etc.
 - Minimum 8-foot sidewalk/trail along arterial road.
 - Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings.
- Design Guidelines:
 - All developments must meet the minimum guidelines outlined in the *Commercial Design Guidelines (Ordinance 0-50-06)*.
- Recommended Density:
 - Maximum Floor to Area Ratio: 0.25
 - The anchor store and associated pad sites should be less than a combined 250,000 square feet.
- Green Principles:
 - Incentives should be provided for:
 - Leadership in Energy and Environmental Design (LEED) compliant construction.
 - Energy Star qualified buildings.
 - Bicycle and pedestrian connections to adjacent developments and neighborhoods.
 - Enhanced pedestrian amenities including site furniture, trash receptacles, lighting, etc.
 - Use of Best Management Practices (BMPs) for storm water management.
 - Shared driveways, access and parking.
 - Integration of transit stops.
- Cultural Principles:
 - Incentives should be provided for:
 - Grocery stores east of I-635 and south of I-70.
 - Small-scale, locally owned businesses.

Regional Commercial: These large-scale commercial uses are intended to provide goods and services on a regional scale. Uses typically include anchor big-box stores with accessory commercial pad sites.

- Allowed Uses:
 - Includes regional retail “big box” anchors
 - May include associated commercial pad sites with sit-down restaurants, drive-through restaurants, banks, drug stores, service stations, convenience stores, general services, etc.
- Discouraged Uses:
 - Industrial uses
 - Single-family residences
- Required Infrastructure:
 - Access to gravity sewer.
 - Access to major highway and/or Class A or B thoroughfare or boulevard.
 - A traffic study will be required to determine access improvements such as turn lanes, intersection controls, etc.
 - Minimum 8-foot sidewalk/trail along arterial road.
 - Minimum 4-foot pedestrian path with landscape buffer and pedestrian lighting from parking areas to buildings.
- Design Guidelines:
 - All developments must meet the minimum guidelines outlined in the *Commercial Design Guidelines (Ordinance 0-50-06)*.
- Recommended Density:
 - Maximum Floor to Area Ratio: 0.35
 - The anchor store and associated pad sites should be at least a combined 250,000 square feet.
- Green Principles:
 - Incentives should be provided for:
 - Leadership in Energy and Environmental Design (LEED) compliant construction and use the Environmental Protection Agency’s (EPA’s) energy performance rating system.
 - Energy Star qualified buildings.
 - Small-scale businesses that use local products and materials.
 - Enhanced bicycle and pedestrian connections including landscape buffers from adjacent roads, service entries, as well as amenities including site furniture, trash receptacles, lighting, etc.
 - Use of Best Management Practices (BMPs) for storm water management including on-site detention facilities.
 - Shared driveways, access and parking areas.
 - Integration of transit stops.
- Cultural Principles:
 - Incentives should be provided for:
 - Major anchor tenants to generate additional retail.





Business Park: Allows light industrial uses such as warehouse, distribution, office and limited retail and office (compatible with light industrial uses). Light industries are small-scale and non-polluting. Other uses may include business/research parks and medical facilities.

- Allowed Uses:
 - Warehouse (nonhazardous materials)
 - Distribution (nonhazardous materials)
 - Business/research parks
 - Related commercial and service uses such as wholesale stores, outlet stores, office supply stores, service stations, convenience stores, hotels, motels, supporting restaurants, etc.
 - Medical facilities
- Discouraged Uses:
 - Heavy industrial uses
 - Single-family residential uses
- Required Infrastructure:
 - Access to central sewer.
 - Access to major highway and/or Class A or B thoroughfare or boulevard.
 - A traffic study will be required to determine access improvements such as turn lanes, intersection controls, etc.
- Recommended Density:
 - Maximum Floor to Area Ratio: 0.5
- Green Principles:
 - Incentives should be provided for:
 - Leadership in Energy and Environmental Design (LEED) compliant construction.
 - Energy Star qualified buildings.
 - Businesses that use local materials.
 - Enhanced bicycle and pedestrian trails including landscape buffers from roads, service entries, as well as amenities including site furniture, trash receptacles, lighting, etc.
 - Trail connections and pedestrian amenities along riparian corridors and water bodies.
 - Use of Best Management Practices (BMPs) for storm water management including on-site detention facilities.
 - Consolidated access with adjoining properties.
 - Shared parking.
 - Integration of transit stops.
- Cultural Principles:
 - Incentives should be provided for:
 - Industries that employ a large percentage of local residents and/or provide job training programs.

Industrial: Allows industries featuring industrial processing, manufacturing, heavy truck traffic, excessive noise, potentially noxious uses and outdoor storage. These uses are the least compatible with residential developments and should be encouraged to locate where such uses already occur.

- Allowed Uses:
 - Manufacturing
 - Processing
 - Warehouse
 - Distribution
 - Outdoor storage
 - Salvage
 - Industrial-related office
 - Limited related commercial and service uses such as truck stops, service stations, convenience stores, etc.
 - Mining/mineral extraction
- Discouraged Uses:
 - All residential uses
- Required Infrastructure:
 - Access to central sewer.
 - Access to major highway and/or rail.
 - A traffic study will be required to determine access improvements such as turn lanes, intersection controls, etc.
- Recommended Density:
 - Maximum Floor to Area Ratio: 0.5; These ratios are not applied to processing, storage and outdoor storage.
- Green Principles:
 - Incentives should be provided for:
 - Leadership in Energy and Environmental Design (LEED) compliant construction.
 - Energy Star qualified buildings.
 - Clean industries that produce no by-products that may harm the environment and/or industries that produce “green” sellable products and by-products.
 - Incorporation of landscaped buffers, trail connections and pedestrian amenities along riparian corridors and water bodies.
 - Use of Best Management Practices (BMPs) for storm water management including on-site detention facilities.
 - Integration of transit stops.
- Cultural Principles:
 - Incentives should be provided for:
 - Industries that employ a large percentage of local residents and/or provide job training programs.





Utilities: This category includes provisions for public and private infrastructure and facilities related to water, sanitary sewer, electric power, natural gas, cable, telephone and mobile phone facilities, etc.

- Allowed Uses:
 - Water and Sanitary Sewer Lines
 - Natural Gas Lines
 - Electric Power Substations
 - Electric Power Lines
 - Cellular Phone Towers
 - Other Utilities
- Requirements:
 - Utility service providers must notify and coordinate future improvements with City staff.
 - Utility service providers will be required to solicit community input on the sighting of proposed facilities that may have a significant impact on the surrounding community.
 - New utility lines shall be located within public rights-of-way whenever feasible.
 - When feasible, utility lines and infrastructure should be collocated and placed underground.
 - New utility infrastructure will be documented utilizing an integrated Geographic Information System (GIS) that will be shared among utility providers and others to ensure consistent and up-to-date information on facility locations and capacities.
 - All new transfer stations, substations and other above ground utility facilities will be located appropriately and adequately screened/buffered from adjacent developments.
- Green Principles:
 - Conserve the use of energy in the City's own facilities.
 - Support the planting of trees along street edges and parking lots and large expanses of asphalt to create a pleasing environment and to increase energy efficiency by reducing heat absorbed by asphalt that increases ambient temperatures.
 - All public and private utilities will be encouraged to meet the latest green standards and initiatives.
 - Encourage the joint use of utility corridors and sites, provided such joint use is consistent with applicable law and prudent utility practice.
 - The development of new utility facilities shall identify and reasonably avoid all critical and sensitive areas.
 - Incentives should be provided for the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources including but not limited to the following:
 - Solar Power.
 - Wind Power.
 - Bio-Power.
 - Other.
- Cultural Principles:
 - Minimize the visual impact of utility facilities on view corridors, vistas and adjacent properties by developing design guidelines for cellular towers, antennas and other types of utility facilities.

Undermined Areas: These areas have been or are in the process of being undermined. The mining operations within these areas extract a variety of limestone at different depths. Today, most of these mines are stabilized through what is referred to as the “room-and-pillar” method where limestone is systematically extracted leaving sufficient pillars to keep the mine from collapsing. These pillars are usually not designed or intended to allow enough stability to support significant development on top of the mine. However, upon completion of the mining operations, it may be possible to develop areas above these mines if they are properly stabilized through additional measures such as backfilling with flyash.

- Allowed Uses:
 - Limited development may occur provided that the mine is stabilized by backfilling with flyash or other method. The developer will be required to provide an extensive analysis from a qualified geotechnical engineer with extensive experience with backfilling similar mines. Furthermore, the developer will be required to provide full disclosure to any future residents, tenants and owners that the subject property has been undermined. All geotechnical reports and analysis will be provided upon sale or lease of the property.
- Discouraged Uses:
 - Industrial uses (not including mining and mineral extraction)
- Required Infrastructure:
 - See specific guidelines based on use.
- Recommended Density:
 - See specific guidelines based on use.
- Green Principles:
 - Recycling of flyash to fill mine void spaces and reclaim the mined ground can offer a highly cost-effective alternative to surface landfill disposal of flyash.
- Cultural Principles:
 - New development within these areas should be carefully integrated into the existing natural and built environment.



Amenity Guidelines

Amenities within residential developments are an important factor when potential home buyers consider purchasing a home. Amenities enhance the overall value of a neighborhood and allow residents to meet and get to know one another.

Single-Family Residential Amenity Guidelines

Amenities are required for each residential subdivision. The requirements are based on the number of units within the subdivision. Residential developments of any unit type with fewer than 50 dwelling units are required to have one (1) Small Amenity. Residential developments with 50-to-200 dwelling units are required to have two (2) Amenities. Only one (1) of the required amenities may be a Small Amenity. Residential developments with more than 200 dwelling units are required to have three (3) Amenities, of which one (1) amenity may be considered a Small Amenity. All amenities will be built in the first phase of the development.

Multi-Family Residential Amenity Guidelines

Multi-family developments shall incorporate recreational amenities based on the number of units within the development. Multi-family developments with less than 25 dwelling units are required to have one (1) Small Amenity. Multi-family developments with 25-to-150 dwelling units are required to have two (2) amenities. Only one (1) of the required amenities may be a Small Amenity. Multi-family development projects with more than 150 dwelling units are required to have three (3) amenities, of which one (1) amenity may be considered a Small Amenity. All amenities will be built in the first phase of the development.

Residential Amenity Reference Table

Small:	
	Basketball, volleyball, or other court sport.
	Open play area of at least 15,000 square feet with maximum of three (3) percent slope and two benches and one play structure.
	One picnic area with a minimum size of five-thousand (5,000) square feet and including a minimum of two (2) picnic tables, one (1) shelter, and one (1) barbeque grill/pit per area.
	Option provided by owner, but must be considered equal to one of the other small options.
Regular:	
	Swimming pool
	Golf Course
	Residential Clubhouse
	Two (2) basketball, volleyball, or other court sports.
	Two (2) tot lots with a minimum size of four-thousand (4,000) square feet per area, one (1) play structure per lot, one (1) bench per lot.
	Two (2) picnic areas with a minimum size of five-thousand (5,000) square feet and including a minimum of two (2) picnic tables, one (1) shelter, and one (1) barbeque grill/pit per area.
	Trail(s) for pedestrians and/or bicycles that connect(s) to the overall trail network within the area. This trail may be within preserved natural corridor.
	Option provided by owner, but must be considered equal to one of the other regular options.

Mixed-Use Design Guidelines

The following design guidelines apply to all new mixed-use developments.

- Each development will have an identifiable center that includes defined “people places” for residents, shoppers, workers and visitors to gather, interact and recreate.
- Housing choices will be provided by offering a diversity of product types and price points to meet the needs of multiple demographic groups.
- Transit connections and facilities will be included within the overall design of the site. Development densities for commercial, office and residential uses will be greater within these areas to encourage transit use.
- Streets within these areas will be designed to be low-speed and bicycle and pedestrian friendly through provision of wide sidewalks and pedestrian amenities such as street trees, landscaping, benches, trash receptacles, etc.
- When practical, parking requirements should be decreased within these areas to encourage transit ridership.
- Auto-oriented uses such as drive-through restaurants and banks will be discouraged.
- A minimum of 75% of buildings should have a zero foot setback.
- Primary building facades should be parallel to the sidewalk.
- Where buildings are set back from the right-of-way, the open areas should be enhanced and used as public spaces such as a plaza or courtyard.
- The frontage of all mixed-use buildings should include pedestrian-oriented elements such as:
 - Transparent display windows
 - Outdoor seating for dining areas
 - Public art and pedestrian amenities such as fountains, benches, etc.
- On-site parking will be located behind the buildings.
- In multi-tenant, single-story buildings, each use should have at least one ground floor entrance directly visible and accessible from the street.
- In multi-tenant, multi-story buildings, at least one, lobby entrance at the ground floor should be provided having direct visibility and access from the street.
- Landscape is required to screen all parking areas and service entries.
- Trees are required in the public right-of-way along streets, at a minimum of one (1) shade tree every forty (40) feet.



City-Wide Master Plan



- Buffers will be provided as a necessary transition when a mixed-use development is located adjacent to an existing lower-intensity or higher-intensity use and/or when fronting a highway or expressway by one or a combination of the following:
 - Establish a 22-foot landscape easement for a 3-foot berm and a row of evergreen trees every thirty (30) feet and a row of three (3) gallon evergreen shrubs every four (4) feet on center.
 - Establish a 16-foot landscape easement for a 2-foot berm and a row of evergreen trees every thirty (30) feet.
 - Establish a 10 foot landscape easement for a 6-foot high solid wood fence or masonry wall and a row of evergreen trees every thirty (30) feet.
 - The applicant submits a landscape plan that adequately addresses softening the development, buffering traffic sound, headlight glare, and identifies how the landscaping would be maintained and who is responsible for that maintenance.
- High quality masonry building materials approved for this district are stone, brick, cast stone and stucco. Synthetic stone, such as pre-manufactured fiberglass, cultured stone, or glass-fiber reinforced concrete is permitted, provided that it is identical in appearance and of equal or greater durability to natural stone. These masonry materials shall be required on 65% of the sum total of all building façades, except single-family houses, which shall have 25% of the sum total of all facades.
- Stucco in a mixed-use development shall mean traditional stucco or gypsum concrete/plaster materials with a smooth sand finish. Cement board siding may be used to fulfill the masonry requirement but the percentage of masonry becomes 100% excluding trim. Exterior Insulation and Finish Systems (EIFS) or pre-manufactured panels are not permitted.
- All accessory units and garages shall be constructed from the same materials as the main structure.
- Commercial uses shall be permitted one (1) wall sign and one (1) monument sign. Within a development, consolidation of signage is highly encouraged.
- Freestanding pole/pylon signs are not permitted.
- Signs should be made of high quality and durable materials such as concrete, brick, stone, metal panels or heavy-weight plastic panels. Materials such as plywood or painted masonry are not permitted.
- Low-scale signs such as wall signs, awning signs and building signs should be used for retail and office uses.
- The size and look of the sign shall be governed by the Sign Chapter of the Unified Government Zoning Code. The applicant or Development Review Board may create more restrictive regulation. Less restrictive regulation may only be approved by the Unified Government Board of Commissioners through a separate Special Use Permit.

Multi-Family Residential Design Guidelines

The following design guidelines apply to all new multi-family developments.

- Pedestrian walkways and sidewalks shall be a minimum of six-feet (6') wide.
- All pedestrian walkways shall be designed to provide direct access and connections to and between the following:
 - The primary entrance or entrances to each principal multi-family building;
 - To any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the multi-family development;
 - Any adjacent commercial land uses, including but not limited to retail shopping centers, office buildings, restaurants, or personal service establishments; and
 - Any adjacent public park, greenway, or other public/semi-public use including but not limited to schools, libraries, churches, parks, etc.
- To the maximum extent feasible, garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from the arterial or collector street frontage.
- Provide distinctive, quality, consistent, architectural character and style in new multi-family development that avoids monotonous and featureless building massing and design.
- The maximum length of a multi-family residential building shall be 200 feet.
- No more than six (6) townhome units shall be attached in any single row.
- There should be a consistency in architectural style among multiple buildings within a development and surrounding area. Each building should have a definitive and consistent style. Mixing of various architectural styles on the same building or buildings dilutes the character of the area.
- All sides of a multi-family building shall display a similar level of quality and architectural interest. The majority of a building's architectural features and treatments shall not be restricted to a single façade.
- All building entries adjacent to an arterial, collector or local street or private drive with on-street parking shall be pedestrian-scaled. Pedestrian-scaled entries are those that provide an expression of human activity or use in relation to building size. Doors, windows, entrance-ways, and other features such as corners, setbacks, and offsets can be used to create pedestrian scale.
- Fronts of buildings should be articulated through the use of bays, insets, balconies, porches, or stoops related to entrances and windows.
- All multi-family building elevations shall contain windows, except when necessary to assure privacy for adjacent property owners. Windows should be located to maximize the possibility of occupant surveillance of entry-ways, recreation areas, and laundry areas.





- On buildings where sloping roofs are the predominant roof type, each building shall have a variety of roof forms. For instance, a gable or hip configuration should be used with complimentary sheds, dormers, and other minor elements. Other roof forms will be considered on a case-by-case basis. On buildings where flat roofs are the predominant roof type, parapet walls shall vary in height and/or shape at least one every fifty-feet (50') of building wall length.
- Unity of design will be maintained through the use of similar materials and colors throughout all multi-family developments.
- High-quality building materials will be used that are durable, attractive, and have low maintenance requirements.
- For all multi-family buildings including duplexes, triplexes, fourplexes and townhomes, an amount equal to forty percent (40%) of the total net exterior wall area of each building elevation, excluding gables, windows, door, and related trim, shall be brick or stone. The balance of next exterior wall may be lap siding (excluding vinyl lap siding) and/or stucco.
- Exterior building materials **shall not** include the following:
 - Board and batten wood
 - Smooth-faced or gray concrete block
 - Painted concrete block
 - Tilt-up concrete panels
 - Field painted or pre-finished standard corrugated metal siding
 - Standard single or double tee concrete systems
 - Vinyl siding
- The rehabilitation of existing multi-family structures shall require the use of alternate materials subject to approval by the City Planning Commission.
- Predominant roof materials shall be high quality, durable material such as, but not limited to:
 - Wood shake shingles
 - Clay or concrete tiles
 - Composition shingles
 - Asphalt shingles
 - Other materials considered on a case-by-case basis
- Landscaping is required to screen all parking areas and service entries.

Existing Area Plans

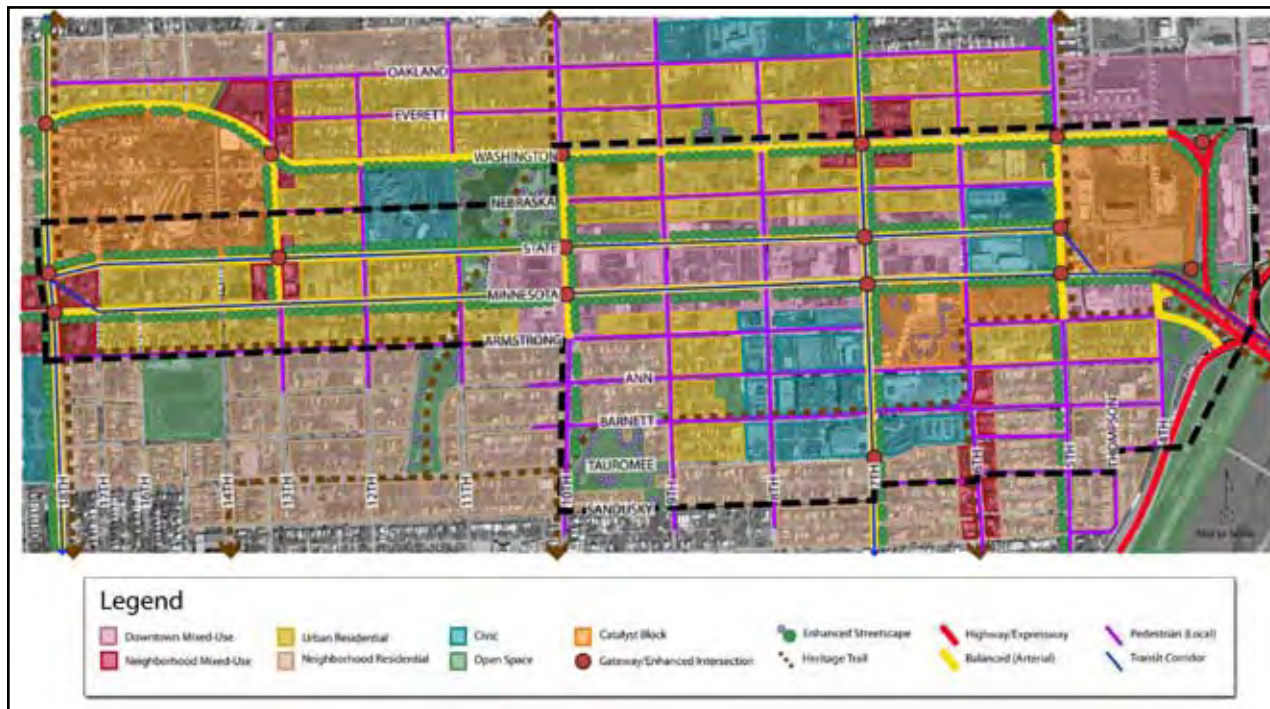
The following area plans were completed prior to the completion of the Master Plan. Please refer to these plans for specific land use recommendations, policies and strategies for these areas. As a result of the Master Plan process, some strategic updates were identified. A brief summary of each plan as well as a list of modifications and additions are noted for each plan on the following pages.

- *Downtown Plan*
- *Prairie Delaware Piper Master Plan*
- *Rosedale Land Use Plan*
- *Armourdale Plan*

Downtown Plan

The *Downtown Plan*, adopted in 2007, is intended to serve as the vision and development framework for future actions in the downtown and its surrounding areas. The following general principles serve as the foundation for creation of the land use, mobility and design frameworks depicted in the Downtown Plan.

- **Place Diversity** - Encourage and promote the cultural, historic and ethnic diversity unique to Downtown and surrounding neighborhoods by maximizing opportunities created by such diversity.
- **Safety and Image** - Acknowledge and proactively address negative perceptions and realities tied to safety, cleanliness and image.
- **History of Place** - Protect and promote the local and regionally significant historical assets of Downtown Kansas City, Kansas and Wyandotte County.
- **Connections** - Promote movement through a variety of transportation methods within downtown and between the adjacent neighborhoods and the Riverfront.
- **Location** - Take full advantage of the central geographic location of Downtown within the context of the metropolitan area.



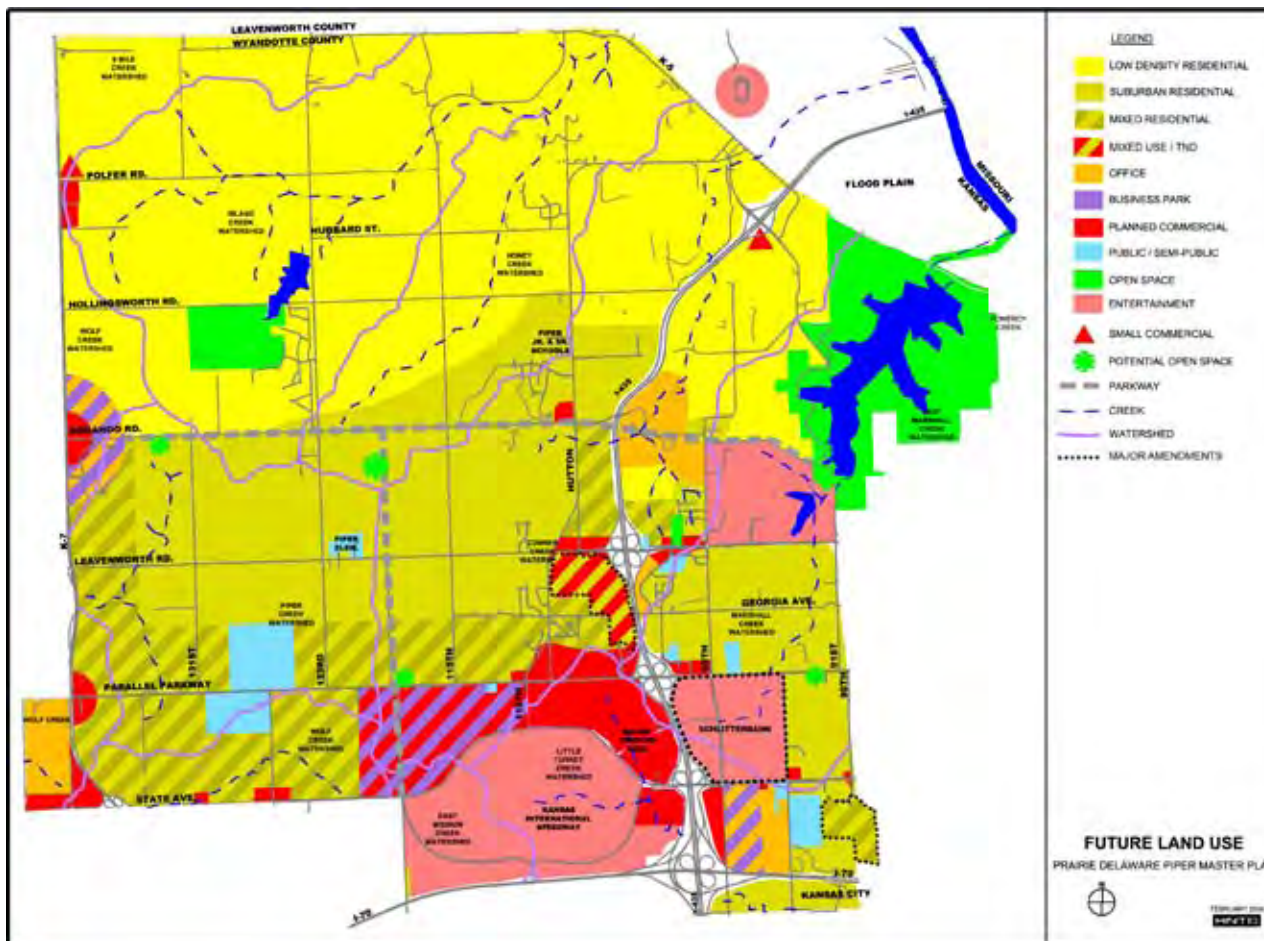
- **Vitality** - Improve the vitality of Downtown through the creation of an influx of people seeking housing, employment, commerce, entertainment and arts, education, and regional destination opportunities.
- **Infrastructure and Facilities** - Plan, provide and maintain efficient and effective infrastructure and facilities that promote sustained development, connect neighborhoods and centers, are aesthetically pleasing and environmentally sound, and evoke community pride.
- **Economic Development** - Create an economic environment that attracts business, encourages entrepreneurship and seeks diversified employment growth and opportunities that support surrounding neighborhoods and draw people into downtown.

City-Wide Master Plan

Prairie Delaware Piper Master Plan

The *Prairie Delaware Piper Master Plan* was last updated in 2004. The recommendations in the plan are organized around four plan components:

- Future Land Use Plan
- Development Policy/Phasing Plan
- Transportation Plan
- Open Space Plan



Since 2004, major changes include:

- K-7 Corridor Management Plan. This study was ongoing at the time the Prairie Delaware Piper Plan was adopted. Some of the initial access recommendations were modified within the final plan. Property owners along K-7 should review the Corridor Management Plan to understand how future improvements may impact future development.
- New Market Development. This development within this area will be based on the principles of traditional neighborhood design (TND).
- The Schlitterbahn Development Plan. The 376 acre project's first portion, the 40 acre Schlitterbahn Water Resort, will open in summer 2009 and include the water park, several lodging components, and shops and restaurants. Additional components will open through the summer of 2011, when the project will offer an enclosed climate-controlled area for year-round operation, more than 750,000 square feet of retail and more than 1,500 lodging units.
- A potential casino. Senate Bill No. 66 adopted by the 2007 Kansas Legislature, signed by the Governor provides the authorization and legal framework for the establishment and operation of State owned gaming facilities in four geographically defined zones throughout the State of Kansas. Wyandotte County in its entirety comprises one gaming zone. The Unified Government, Edwardsville and Bonner Springs each are in the process of evaluating proposals, which include potential sites within the Prairie Delaware Piper area.



Rosedale Land Use Plan

Adopted in 2005, the *Rosedale Land Use Plan* was created with the input of Rosedale's residents, community leaders and shareholders. Key plan goals include:

- Make Rosedale an ideal community for family housing.
- Encourage new housing and retail/community services.
 - Create 39th Street Mixed-Use Center.
 - Develop/Redevelop Rainbow Boulevard and Southwest Boulevard.
 - Promote business attraction, retention and expansion.
 - Develop a community center.
- Plan for the necessary expansion of the University of Kansas Medical Center (KUMC).
- Improve Rosedale's image and make it a place of beauty.
- Provide improved transportation, infrastructure and services.
- Increase safety and the perception of safety.

During the Master Plan process, no amendments were recommended to the Land Use Plan Map. However, significant participants identified several concerns for this area:

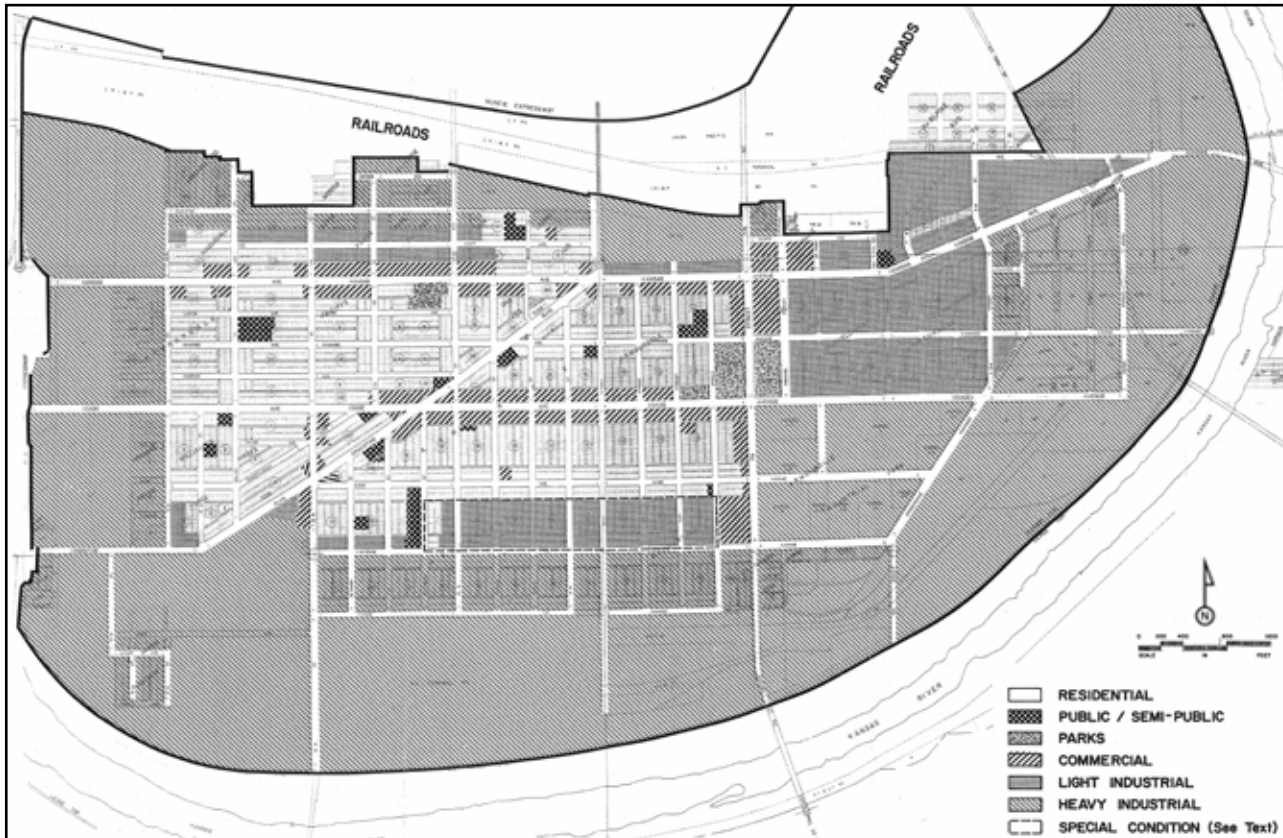
- The City should continue to work with the Rosedale Development Association (RDA) to proactively address land use issues, housing, crime, youth programming, business recruitment and retention and other area needs.
- The City should continue to work with KUMC and adjacent neighborhoods to plan for future needs and facilities.
- Industrial uses should be limited to the areas identified on the Future Land Use Plan along I-35 and the rail tracks.
- Commercial and commercial/mixed use areas should be limited to existing nodes and major corridors as shown on the Future Land Use Map. Intrusions into adjacent single-family neighborhoods is highly discouraged.

City-Wide Master Plan

Armourdale Land Use Plan

Adopted in 1979, the *Armourdale Land Use Plan* is intended to provide a long term land use vision for the area. The primary recommendations in this plan include the following:

- The City strives to reinforce the residential quality of Armourdale through the neighborhood stabilization and rehabilitation capabilities of the Community Development Program.
- The City should refrain from approving additional non-residential zoning and development.
- A code enforcement program concentrating on exterior problems and nuisances be initiated to help improve the overall visual image.
- City Commissioners should encourage financial institutions to provide assistance for improvements within the Armourdale area.



During the Master Plan process, Armourdale residents noted that the recommendations within the 1979 Plan were still valid. However, implementation of the plan principles has continued to be an issue, especially in regards to industrial and commercial intrusions into established residential areas.

As noted in the original Armourdale Plan, the relatively low price of land, vacant parcels and under-utilized buildings, combined with its proximity to major transportation corridors, makes this area desirable for industrial and service uses. Due to these factors, the City should consider the following approaches:

- Existing residential pockets and established neighborhoods should be protected from industrial intrusions.
- Where practical, vacant buildings or structures within established single family areas should be redeveloped for residential uses.
- Industrial developments should be limited to large tracks adjacent to existing industrial areas.
- New industrial development on the fringe of residential areas should be required to provide buffer zones and adequate screening of potential visual blight including but limited to outdoor storage, etc.
- The City should continue to emphasize code enforcement to protect established residential areas.